

CHAPTER IX

REGISTRATION OF DEEDS

IN addition to the compulsory registration of land in the County of London and the County Boroughs of Eastbourne and Hastings, there are, as previously stated, deeds registries for the County of Middlesex and for the three Ridings of Yorkshire.

These registries have been in existence since the reign of Queen Anne and—it should be emphasised—are *deeds* registries, not registries of titles. The Middlesex Registry is now limited to that part of the County of Middlesex which is outside the County of London (i.e. outside the area now covered by the compulsory powers of the Land Registration Act, 1925).

The effect of failing to register a deed is that such deed becomes void on the property being subsequently conveyed by the owner of the unregistered deed. This is to put a purchaser on his guard to see that before he completes his purchase the vendor has registered the previous conveyance.

In addition to conveyances, assignments and mortgages, all probates and letters of administration affecting land in the County of Middlesex have to be registered at the Middlesex Registry. So also do *puisne* (or second) mortgages. Where there is a second mortgage affecting land in the County of Middlesex (outside the County of London) it has

to be registered in the Middlesex
Registry, and need
not, in fact should not, be registered at
the Land
Charges Registry.

The Middlesex Deeds Registry is kept
at H.M.